



**CITY OF ROCKLIN**  
**MINUTES OF REGULAR MEETINGS**  
**OF THE**  
**ROCKLIN CITY COUNCIL**  
**AND**  
**ROCKLIN REDEVELOPMENT AGENCY**

**JANUARY 27, 1998**

**TIME: 7:30 P.M.**

**PLACE: Council Chambers**  
**3970 Rocklin Road**

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12798

1. The Regular Meeting of the Rocklin City Council convened at 7:05 p.m. Mayor Kathy Lund presiding.

The Regular Meeting of the Rocklin Redevelopment Agency convened at 7:05 p.m. Chairman Lund presiding.

Mayor Lund adjourned the regular meeting to Closed Session.

**CLOSED SESSION:**

All five Councilmembers and the City Attorney were present.

2. Under Government Code Section 54957.5(e)  
Public Employee Performance Evaluation  
City Attorney

Mayor Lund reconvened the regular meeting at 7:30 p.m. No statement was made.

**REGULAR MEETING: (7:30 P.M.)**

3. Mayor Lund led the Pledge of Allegiance.
4. Roll Call:

Councilmembers: Ken Yorde, Peter Hill, George Magnuson, Connie Cullivan, Mayor Kathy Lund

Agency Members: Mr. Yorde, Mr. Hill, Mr. Magnuson, Mrs. Cullivan, Chairman Lund

City Personnel: Carlos A. Urrutia, City Manager  
Sabina D. Gilbert, City Attorney  
Rex Miller, Dir./Administrative Services

Terry Richardson, Community Dev. Director  
George Djan, Senior Planner  
Sherri Abbas, Principal Planner  
Archie Moosakhanian, City Engineer  
Dave Palmer, Associate Engineer  
Kent Foster, Streets & Landscape Operations Mgr.  
Sandra Davies, City Clerk

AGENDA REVIEW:

5. No changes.

CONSENT CALENDAR:

Councilman Magnuson asked that items #18, #19, & #21 be pulled from the Consent Calendar as he will be abstaining on those items due to a possible Conflict of Interest.

6. City Council and Redevelopment Agency Minutes of January 13, 1998
7. City Council and Redevelopment Agency Minutes of January 15, 1998
8. Accounts Paid List of January 1 - 14, 1998
9. Treasurer's Report of November & December 31, 1997
10. Building Dept. Monthly Inspection Report & Monthly Report/Nov. & Dec. 1997
11. Department of Public Works Monthly Report/Nov. & Dec. 1997
12. Fire Department Monthly Report/Nov. & Dec. 1997
13. Monthly Facility Rental Report/Nov. & Dec. 1997
14. Police Department Monthly Management Report/Nov. & Dec. 1997
15. Quarterly Training Reports/Oct.-Dec. 1997/Administration, Community Services, Planning, Police, Public Works
16. Resolution No. 98-22 of the City Council of the City of Rocklin Establishing Salaries for the Rocklin Police Department Classifications Pursuant to Chapter 2.48 of the Rocklin Municipal Code
17. Resolution No. 98-23 of the City Council of the City of Rocklin Ordering the Summary Vacation of a Portion of the Existing 12.5 Ft. Public Service Easements (Stanford Village Lots 43 and 45)

Motion to approve items #6 through #17 by Councilman Hill, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes:	Hill, Yorde, Magnuson, Cullivan, Lund
Noes:	None
Absent:	None
Abstain:	None

18. Resolution No. 98-24 of the City Council of the City of Rocklin Rescinding Resolution No. 97-313 and Consenting To and Directing Recordation of an Irrevocable Offer of Dedication (Clover Valley Lakes Annexation/Public Road and Utilities)
19. Resolution No. 98-25 of the City Council of the City of Rocklin Consenting To and Directing Recordation of an Irrevocable Offer of Dedication (Clover Valley Lakes Annexation/Public Utility Easement)
20. Resolution No. 98-26 of the City Council of the City of Rocklin Consenting To and Directing Recordation of an Irrevocable Offer of Dedication (Clover Valley Lakes Annexation/Slope Easement)

Motion to approve items #18, #19, & #20 by Councilman Hill, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes:	Hill, Yorde, Cullivan, Lund
Noes:	None
Absent:	None
Abstain:	Magnuson

#### CITIZENS ADDRESSING THE COUNCIL:

21. Charles Vaden, 4015 E. Midas Avenue, again stated his displeasure with the City's selection process for the Code Enforcement Officer position. He accused Councilmembers, the Chief of Police, the City Manager, the Code Enforcement Officer, and other staff members of being bigoted, biased, and prejudiced. He further stated that he had documented proof that the Code Enforcement Officer was prejudice and should be removed from his position.

#### PUBLIC HEARINGS:

22. Fairfield Apartments (The project is located adjacent to the east side of Sunset Boulevard, approximately 2,200 feet northwest of the intersection of Sunset Boulevard and Park Drive.)

Mayor Lund opened the Public Hearing.

Sherri Abbas presented the staff report giving a brief background of the project and introduced Allen Hersh who represents the applicant, Stanford Ranch I, LLC, who introduced Greg Nevel. Mr. Nevel explained the good reputation of the developer, Fairfield Residential Apartments, and introduced R.C. Ally from Orange Architects who explained the number of units and building styles for the project. Mr. Nevel made a slide presentation.

The following citizens made comments:

- Michele McKibben, 5861 Devon Drive, spoke to issue of split level homes.
- Susan Meier, 2207 Invar Court, spoke to the issues of split level homes, opposing 3 story buildings, and access from the development to the creek.

Staff addressed the issue of park access stating that there was only one gate access from the development to the park.

Councilman Magnuson mentioned fire access.

There being no further public comment, Mayor Lund closed the Public Hearing.

Council had concerns relating to filling and building on the flood plain and mentioned the policy of the Flood Control Board. They stated that the applicant has agreed to use tile roofing material. Council discussed the issues of flooding, public safety access to 3rd story units, and aesthetics of 3 story buildings. The liked the openness of the project design and stated that this was a unique site for 3 story buildings. They proposed changing a particular 3 story building with a 2 story building in a different location or deleting the 3 story building entirely.

Mayor Lund re-opened the Public Hearing for one item only, the issue of trading a 3 story building for a 2 story building. Council discussed the issue and decided to trade the 2 story building on Lot 11 for the 3 story building on Lot 21.

Mayor Lund called for a brief recess at 8:50 p.m. and reconvened the meeting at 9:00 p.m.

The City Attorney read the language for the condition change. Mayor Lund again closed the Public Hearing and called for a brief recess at 9:05 p.m. She called the meeting back to order at 9:10 p.m.

- A. Resolution No. 98-27 of the City Council of the City of Rocklin Approving a Mitigated Declaration of Environmental Impacts (Fairfield Residential Apartments/Stanford Ranch Parcel 23/SPU-97-15)

Motion to approve by Councilman Hill, seconded by Councilman Magnuson. Passed by the following roll call vote:

Ayes:	Hill, Magnuson, Cullivan, Lund
Noes:	Yorde
Absent:	None
Abstain:	None

- B. Resolution No. 98-28 of the City Council of the City of Rocklin Approving a Specific Plan Use Permit (Fairfield Residential Apartments/SPU-97-15)

Motion to approve as amended switching the 3 story building on Lot 21 for the 2 story building on Lot 11 by Councilman Hill, seconded by Councilwoman Cullivan. Passed by the following roll call vote:

Ayes:	Hill, Cullivan, Magnuson
Noes:	Yorde, Lund
Absent:	None
Abstain:	None

23. Rock Creek Lot 56 (The project is located approximately 1,500 feet west of Sunset Boulevard, south of the future extension of Pebble Creek Drive.)

Mayor Lund opened the Public Hearing.

George Djan presented the staff report giving a brief description of the project and explaining the changes recommended by staff.

Council discussed the signalization at Pebble Creek and Little Rock.

Kent Baker representing the applicant, R.C. Collet & Properties, stated that they had no problems with the changes to the conditions. He further stated that they did have some concerns relating to single story units along the area described in Special Condition #11.

There being no further public comments, Mayor Lund closed the Public Hearing.

Council made comments relating to single story units next to commercial zones and the rear setback of 45 ft. for lots 18 through 30.

- A. Resolution No. 98-29 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Sunset West Parcel 56/SD-97-02)

Motion to approve by Councilman Yorde, seconded by Councilman Magnuson. Passed by the following roll call vote:

Ayes:	Yorde, Magnuson, Hill, Cullivan, Lund
Noes:	None
Absent:	None
Abstain:	None

- B. Resolution No. 98-30 of the City Council of the City of Rocklin Approving a Tentative Subdivision Map (Sunset West Parcel 56/SD-97-02)

Motion to approve as changed and described in the staff report by Councilman Yorde, seconded by Councilman Magnuson. Passed by the following roll call vote:

Ayes:	Yorde, Magnuson, Hill, Cullivan, Lund
Noes:	None
Absent:	None
Abstain:	None

RESOLUTIONS:

24. Resolution No. 98-31 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute an Addendum to the Consultant Services Agreement with Korve Engineering Relating to Additional Work and Payment Therefore on the Rocklin Multimodal Station (Korve/Train Depot)

Motion to approve by Councilman Hill, seconded by Councilwoman Cullivan. Passed by the following roll call vote:

Ayes:	Hill, Cullivan, Magnuson, Yorde, Lund
Noes:	None
Absent:	None
Absent:	None

25. Resolution No. 98-32 of the City Council of the City of Rocklin Authorizing the Execution of an Agreement with Republic Electric for Replacement of Red Incandescent Traffic Signal Lamps with Red Light Emitting Diodes (LED) Signal Faces

Dave Palmer presented the staff report stating that the work had to be complete by March 31, 1998 which is PG&E's rebate deadline.

Motion to approve as the title was amended by Councilman Magnuson, seconded by Mayor Lund. Passed by the following roll call vote:

Ayes:	Magnuson, Lund, Yorde, Hill, Cullivan
Noes:	None
Absent:	None
Abstain:	None

ORDINANCES:

26. First Reading & Publication: Ordinance No. 774 of the City Council of the City of Rocklin Repealing Chapter 12.12 of the Rocklin Municipal Code Relating to Landmark Tree Designations (Landmark Trees/ZOA-98-01)

Motion to Read By Title Only by Councilman Hill, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes: Hill, Yorde, Magnuson, Cullivan, Lund  
Noes: None  
Absent: None  
Abstain: None

Motion to approve on First Reading by Councilman Magnuson, seconded by Councilman Hill. Passed by the following roll call vote:

Ayes: Magnuson, Hill, Cullivan, Lund  
Noes: Yorde  
Absent: None  
Abstain: None

BID ACTION:

27. Resolution No. 98-33 of the City Council of the City of Rocklin Awarding the Bid for Road Maintenance Materials
28. Resolution No. 98-34 of the City Council of the City of Rocklin Awarding the Bid for Sign Maintenance Hardware
29. Resolution No. 98-35 of the City Council of the City of Rocklin Awarding the Bid for Landscape and Park Maintenance Materials

Motion to approve all three items #27, #28, & #29 by Councilman Magnuson, seconded by Councilman Hill. Passed by the following roll call vote:

Ayes: Magnuson, Hill, Yorde, Cullivan, Lund  
Noes: None  
Absent: None  
Abstain: None

REPORTS FROM CITY OFFICIALS:

30. City's Birthday Reception Honoring Roy & Peggy Ruhkala

Mayor Lund explained the details of what she and Councilman Hill were planning and stated that the City Clerk would be involved. Funding would come from Community Promotion.

ANNOUNCEMENTS/BRIEF REPORTS:

31. Add the issue of 3 story buildings to Retreat Items.  
Sierra College annexation is an on-going issue.  
McClintock bills relating to 10% budget cuts and vehicle license fees.

FUTURE AGENDA ITEMS:

32. Reminder - Special City Council Meeting at 5:30 p.m. on March 31, 1998.

REDEVELOPMENT AGENCY ACTION:

33. Report from Executive Director - No report.

ADJOURNMENT:

34. Redevelopment Agency Meeting was adjourned at 9:40 p.m. by Chairman Lund.  
35. City Council Meeting was adjourned at 9:40 p.m. by Mayor Lund.

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Sandra Davies, City Clerk

APPROVED:

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Kathy E. Lund, Mayor